

TRANSFER  
TAX  
PAID

**WARRANTY DEED**  
**014885**

48-353

**Know all Persons by These Presents, That,** CTF-JED Real Estate, LLC, by and through Charles T. Ferris, its president, of Waterville, County of Kennebec and State of Maine, with warranty covenants, and in consideration of one dollar (\$1.00) and other valuable considerations, paid by Antone C. Tavares, III and Krystal A. Tavares, of Waterville, County of Kennebec and State of Maine, the receipt whereof I do hereby acknowledge, do hereby **give, grant, bargain, sell and convey** unto the said Antone C. Tavares, III and Krystal A. Tavares, their heirs and assigns forever, as joint tenants and not as tenants in common, the land and buildings in Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

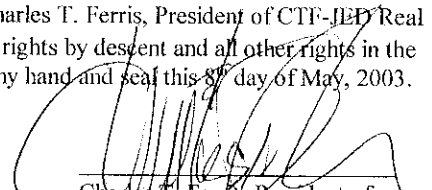
See Attached Exhibit "A"

Being the same premises conveyed to CTF-JED Real Estate, LLC, from Charles T. Ferris and James E. Dusch by Warranty Deed dated January 23, 2000 and recorded in Kennebec County Registry of Deeds, Book 6448, Page 122.

**To have and to hold** the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Antone C. Tavares, III and Krystal A. Tavares, their heirs and assigns, to them and their use and behoof forever.

**And** I do **covenant** with the said Grantee(s), their heirs and assigns forever, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, and I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and I and my heirs shall and will **warrant and defend** the same to the said Grantee, their heirs and assigns forever, against the lawful claims and demands of all persons.

**In Witness Whereof,** Charles T. Ferris, President of CTF-JED Real Estate, LLC, relinquishing and conveying all rights by descent and all other rights in the above described premises, has hereunto set my hand and seal this 8<sup>th</sup> day of May, 2003.

  
Charles T. Ferris, President of  
CTF-JED Real Estate, LLC

**Signed, sealed and Delivered**  
**in the presence of:**

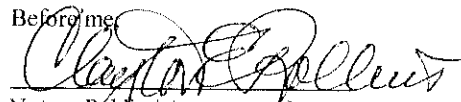
  
Witness

State of Maine  
Kennebec, ss.

Dated: May 9, 2003

Personally appeared the above named Charles T. Ferris, in his capacity as President of CTF-JED Real Estate, LLC, and acknowledged the foregoing instrument to be his free act and deed.

CHARLES T. FERRIS  
ATTORNEY AT LAW  
18 SILVER STREET  
WATERVILLE, MAINE  
04901

Before me,  
  
Notary Public / Attorney-at-Law  
CLAYTON E. ROLLINS

48-353

BK 7397PG079

EXHIBIT "A"

Two certain parcels of land with the buildings thereon located in the City of Waterville, County of Kennebec and State of Maine and formerly known as #88 and #90 Front Street and bounded and described as follows:

FIRST PARCEL: Bounded on the north by land formerly of one Mayo; and on the east by Front Street; on the south by land formerly of Joseph John and one Jewett or Jewell; and on the west by land now or formerly of Fred King and Hattie E. Watson.

SECOND PARCEL: Beginning on the westerly line of Front Street at the northeast corner of land now or formerly of Mrs. Timothy Wentworth; thence westerly along the northerly line of said Wentworth, ten (10) rods to land now or formerly of William T. Haines; thence northerly on the easterly line of Haines about fifty-two (52) feet six (6) inches to land now or formerly of George F. Healy; thence easterly along the southerly line of said Healy ten (10) rods to Front Street; thence southerly on the west line of Front Street forty-five (45) feet six (6) inches to the point of beginning.

Being the same premises conveyed to CTF-JED Real Estate, LLC, from Charles T. Ferris and James E. Dusch by Warranty Deed dated January 23, 2000 and recorded in Kennebec County Registry of Deeds, Book 6448, Page 122.

RECEIVED KENNEBEC SS.

2003 MAY 12 PM 1:52

ATTEST: *Barbara B. Matney*  
REGISTER OF DEEDS